

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MELVIN RD, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	O'CONNELL FREDERICK T ETAL/ TR			
Owner 2:	O'CONNELL FAMILY REVOCABLE TR			
Owner 3:				
Street 1:	24 MELVIN RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

### PREVIOUS OWNER

Owner 1:	O'CONNELL F T JR--ETAL -		
Owner 2:	O'CONNELL PATRICIA A -		
Street 1:	24 MELVIN RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.16951	Total SF/SM:	7384	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,065	Spl Credit	Total:	449,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7384.000	240,600		449,100	689,700		64691
							GIS Ref
							GIS Ref
Total Card	0.170	240,600		449,100	689,700	Entered Lot Size	
Total Parcel	0.170	240,600		449,100	689,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		399.13	/Parcel: 399.13	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,600	0	7,384.	449,100	689,700		Year end	12/23/2021
2021	101	FV	232,900	0	7,384.	449,100	682,000		Year End Roll	12/10/2020
2020	101	FV	232,900	0	7,384.	449,100	682,000	682,000	Year End Roll	12/18/2019
2019	101	FV	203,100	0	7,384.	449,100	652,200	652,200	Year End Roll	1/3/2019
2018	101	FV	201,400	0	7,384.	384,900	586,300	586,300	Year End Roll	12/20/2017
2017	101	FV	201,400	0	7,384.	359,300	560,700	560,700	Year End Roll	1/3/2017
2016	101	FV	201,400	0	7,384.	307,900	509,300	509,300	Year End	1/4/2016
2015	101	FV	189,500	0	7,384.	275,900	465,400	465,400	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Meas/Inspect	CC	Chris C
3/19/2009	Meas/Inspect	189	PATRIOT
10/21/1999	Meas/Inspect	256	PATRIOT
12/1/1981		CS	

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	64691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

